

# FOR SALE

1.03–5.09 ACRES  
AURORA, IL 60506

UNIQUE INVESTMENT OPPORTUNITY!  
**ASKING PRICE: \$1.465 Million**

Versatile development options with excellent proximity to major highways and well maintained landscapes

Lot 7: 1.03 acres \$270,000

Lot 6: 1.03 acres \$270,000

Lot 4: 1.49 acres \$455,000

Lot 2: 1.54 acres \$470,000



## Property Highlights

- ▶ 4 prime development lots
- ▶ Located closely to I-88 & Orchard Road
- ▶ Business-Boulevard (B-B) District Zoning
- ▶ Adjacent to Hampton Inn, IHOP, Discount Tire, Pot Belly's, Lou Malnati's, & 7-Eleven

### Broker Contact:

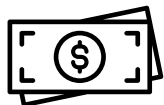
**Brad Schreiner**  
Managing Broker

✉ **BSCHREINER@BEICRE.COM**

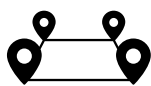
☎ **630.457.1248**



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1.03–5.09 ACRES  
AURORA, IL 60506



Asking Price  
for All Lots:  
\$1,465,000



Lot Sizes:  
1.03–5.09 Acres



Zoning:  
B-B

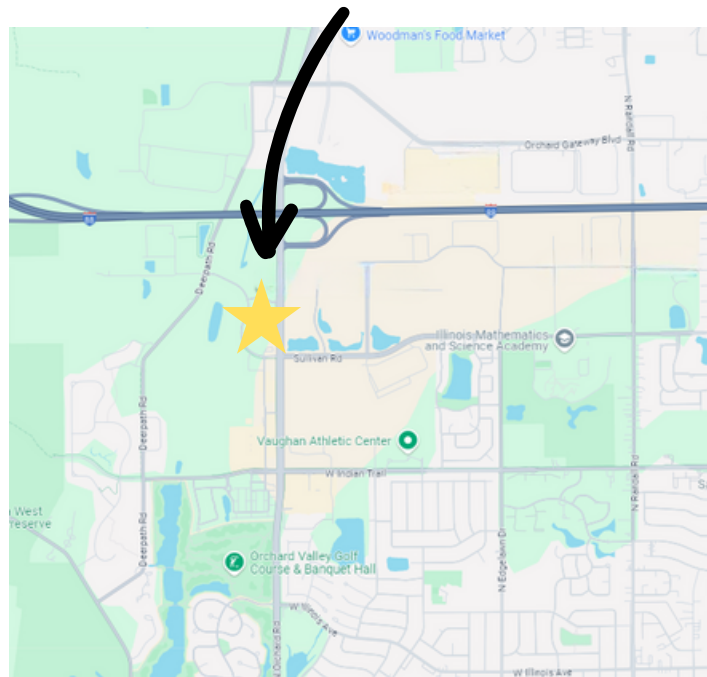
## Discover Your Dream Property!

### LOCATION

Seize the opportunity to develop your business in one of Aurora's most sought-after commercial areas. These prime lots located along Orchard Road just west of I-88 offer an exceptional location for a variety of commercial ventures, from retail spaces to office buildings!

Strategically positioned in a high-traffic area with excellent visibility and accessibility to major thoroughfares, ensuring maximum exposure for your business.

Don't miss out on this chance to invest in a property with untapped potential! Contact Brad today and take the first step towards your next successful development venture!



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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